

South Sportsfield Glenalmond College Glenalmond, Perth, PH1 3RY



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- Charming detached countryside home
- Three spacious bedrooms
- Farmhouse-style dining kitchen
- Bright living room with garden access
- Utility room and family bathroom
- Additional upstairs sitting room
- Extensive landscaped garden grounds
- Detached garden room
- Large gravel driveway parking
- Peaceful rural Perthshire setting

Set within an idyllic rural setting near Glenalmond College, South Sportsfield is a charming and characterful detached home offering spacious accommodation, beautiful countryside surroundings, and generous garden grounds. Combining traditional features with modern comfort, this unique property presents an excellent opportunity for those seeking peaceful country living within easy reach of Perth.

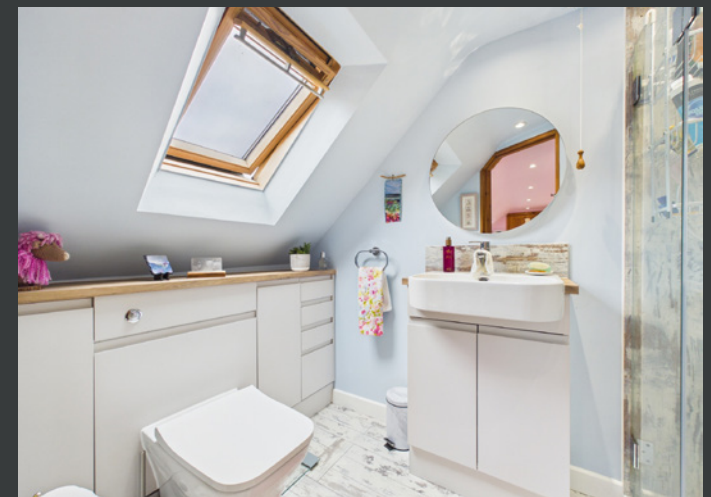
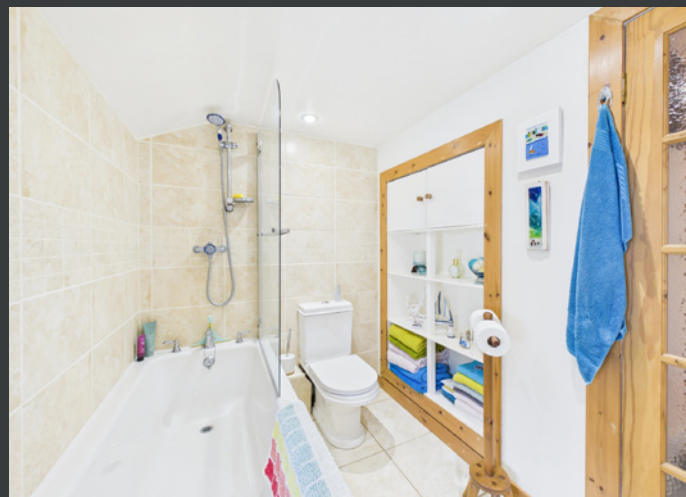
The accommodation is thoughtfully arranged across two levels and includes a welcoming entrance hallway, a substantial farmhouse-style dining kitchen with exposed stonework, timber units, and ample space for family dining and entertaining. The adjoining living room is bright and inviting, benefiting from large windows and French doors opening directly onto the garden, creating a wonderful connection to the outdoor space. The ground floor also provides two well-proportioned bedrooms, a family bathroom, and a practical utility room. Upstairs, a spacious principal bedroom enjoys a peaceful setting along with an additional sitting room and en-suite shower room, making this floor ideal as a private retreat or guest accommodation. Externally, the property is surrounded by extensive landscaped gardens with sweeping lawns, mature planting, and open countryside views. A detached garden room with adjoining storage space offers enhanced versatility, while a large gravel driveway offers ample parking. This is a rare opportunity to acquire a distinctive home in a highly desirable rural Perthshire location.















South Sportsfield Glenalmond College Glenalmond





LOCATION

South Sportsfield enjoys a peaceful rural position near Glenalmond, a picturesque Perthshire village surrounded by rolling countryside and scenic landscapes. The area is renowned for its natural beauty, offering excellent walking, cycling, and outdoor pursuits. Nearby Glenalmond College adds prestige to the location, while the village of Methven provides local amenities including shops, cafés, and primary schooling. Perth is approximately a short drive away, offering a comprehensive range of retail, dining, leisure, and transport facilities. Excellent road links provide access to Dundee, Edinburgh, Glasgow, and Inverness via the A9. This sought-after rural location balances countryside tranquillity with convenient access to city amenities.





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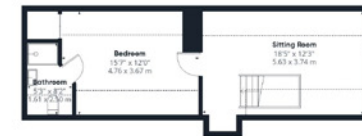


IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

All Measurements are Approximate Measurements are approximate. Not to Scale. For Illustrative purposes only.



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Approximate total area⁽¹⁾

1607 ft²
 149.2 m²

Reduced headroom

160 ft²
 14.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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